

# Gelli Frongoch

PONTRENNAU, CARDIFF, CF23 8QD

**GUIDE PRICE £550,000**

**Hern &  
Crabtree**



# Gelli Frongoch

No Chain. Situated within a quiet cul de sac in Pontprennau, this detached family home offers generous living space, excellent natural light and a layout well suited to modern family life. The property has been impeccably maintained and is presented in neutral tones throughout, creating a calm and welcoming environment that is ready to move straight into, while still offering scope for a new owner to personalise over time.

The arrangement of reception rooms provides both open and connected living, with a living room, dining room and conservatory flowing naturally into one another, while the kitchen, breakfast room and utility area form a practical and well designed hub of the home.

Upstairs, the property offers four double bedrooms, including a principal bedroom with en suite, along with a family bathroom and generous landing space. The integral double garage and driveway provide excellent parking and storage.

Pontprennau is a popular residential area on the north eastern side of Cardiff, well regarded for its convenient access to the A48 and M4, making it particularly suitable for commuters. There are a number of nearby supermarkets including Waitrose and Aldi, along with local shops, cafes and services. The area is also well placed for access to Cardiff Gate Business Park. Nearby schools include Pontprennau Primary School and several well regarded secondary schools in the wider area. For green space, there are nearby parks, walking routes and easy access towards the countryside surrounding Cardiff, making this a practical yet well connected place to live.

Offered for sale with no onward chain, this is a well cared for home in a peaceful setting, ideal for those looking for space, light and a straightforward move.

- Detached family home in cul de sac
- No onward chain location
- Four double bedrooms
- En suite to principal bedroom
- Three reception areas plus conservatory
- Kitchen with separate utility room
- Integral double garage
- Driveway parking for several vehicles
- North west facing rear garden



# 2066.00 sq ft

## Entrance Hall

Entered via a double glazed composite door with matching obscure glazed side window, the entrance hall is L shaped and provides a welcoming introduction to the home.

There is a fitted floor mat, radiator, stairs rising to the first floor and doors leading to all principal ground floor rooms. French wooden glazed doors open into the living room.

## Living Room

A well proportioned reception room with double glazed windows to the front aspect allowing for plenty of natural light. The room centres around a gas fireplace with stone hearth, stone back and wooden mantelpiece. Radiators. French wooden glazed doors connect through to the dining room.

## Dining Room

Positioned to the rear of the property with a radiator and interconnecting door back to the hallway. Double glazed French doors open into the conservatory, creating a natural flow between the reception spaces.

## Kitchen

Fitted with a range of wall and base units with complementary work surfaces over and tiled splashbacks. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated Bosch full length dishwasher, four ring gas hob with cooker hood over, double oven and grill, integrated wine rack, glassware cabinet, base fridge and base freezer. Double glazed window to the rear. Vinyl flooring. Open plan to the breakfast room.

## Utility Room

Fitted with wall and base units with work surfaces over and stainless steel sink and drainer. Plumbing and space for washing machine and further appliance. Wall

mounted Ideal gas boiler. Radiator, tiled splashbacks and vinyl flooring. Built in storage cupboard. Obscure double glazed door to the side providing access to the rear garden. Integral door to the double garage.

## Cloakroom

Comprising WC and wash hand basin with tiled walls, vinyl flooring, vanity unit housing the WC and extractor fan.

## Breakfast Room

The breakfast room has double glazed windows to the rear and side, two radiators, loft access hatch and French doors leading back into the conservatory. A door leads to the utility room.

## Conservatory

The conservatory features a double glazed obscure PVC pitched roof, double glazed windows to the side and rear, and French doors leading out to the garden. There is a quarter-height brick wall, tiled flooring, radiator, ceiling fan with light and power points. French doors also lead through to the breakfast room.

## First Floor Landing

A spacious landing with wooden handrail and spindles, loft access hatch, radiator and airing cupboard housing the hot water tank and linen shelving.

## Bedroom One

Double glazed window to the front, two radiators, a range of fitted wardrobes and door leading to the en suite.

## En Suite

Double glazed obscure window to the front. Suite comprising WC, wash hand basin and double shower with electric shower. Radiator, shaver point and part tiled walls.

## Bedroom Two

Bedroom two has a double glazed window to the front, radiator and built-in wardrobes.

## Bedroom Three

Bedroom three includes a double glazed window to the rear, radiator and built-in wardrobe.

## Bedroom Four

Bedroom four has a double glazed window to the rear, radiator and built-in wardrobes.

## Family Bathroom

The family bathroom is fitted with a four piece suite comprising WC, wash hand basin, bath with mixer tap and shower attachment, and a separate shower with bi-fold glass door and electric shower. There are tiled walls, radiator and extractor fan.

## Front Garden

The front of the property offers a driveway providing off street parking for several vehicles, a paved pathway to the front door, lawn and mature hedging with gated side access to the rear.

## Rear Garden

The rear garden is enclosed and can be accessed via the conservatory, utility room or side gate. It features a well maintained lawn, paved patio area, mature shrubs, trees and flower borders, timber fencing, side pathway and an external cold water tap.

## Double Garage

Integral double garage with up and over door, power and lighting and consumer unit.

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend

you seek advice from your legal conveyancer to ensure accuracy.

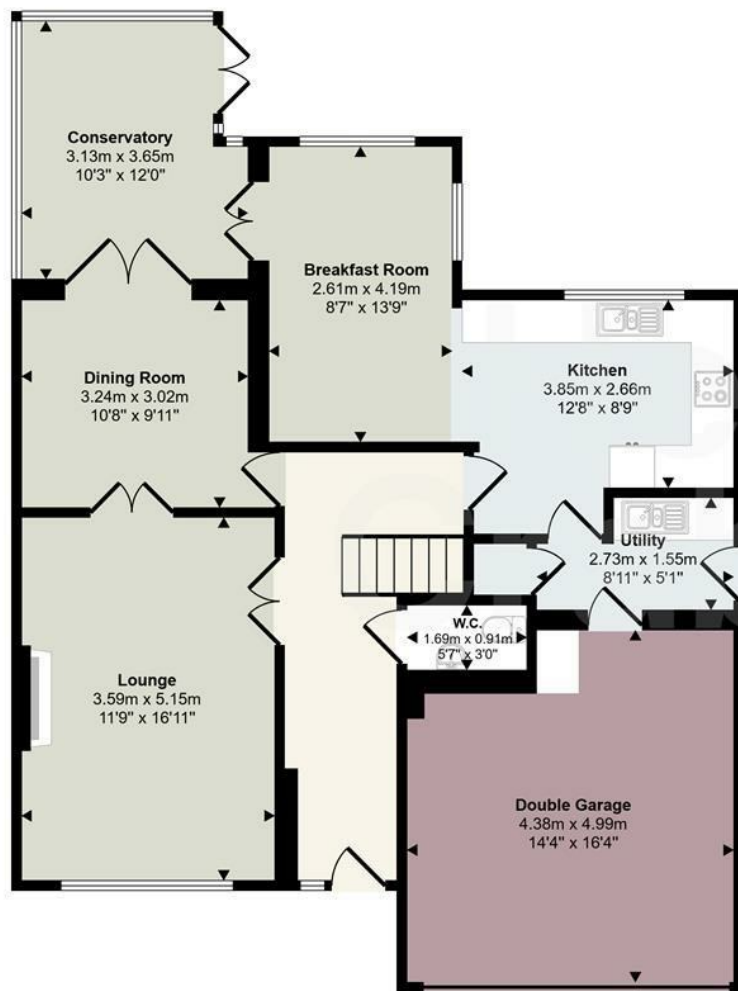
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





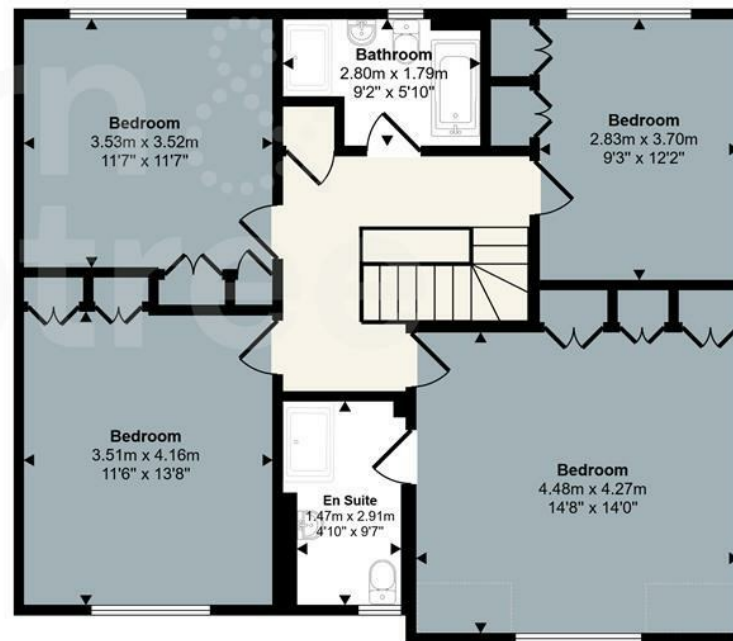


Approx Gross Internal Area  
192 sq m / 2066 sq ft



**Ground Floor**  
Approx 106 sq m / 1143 sq ft

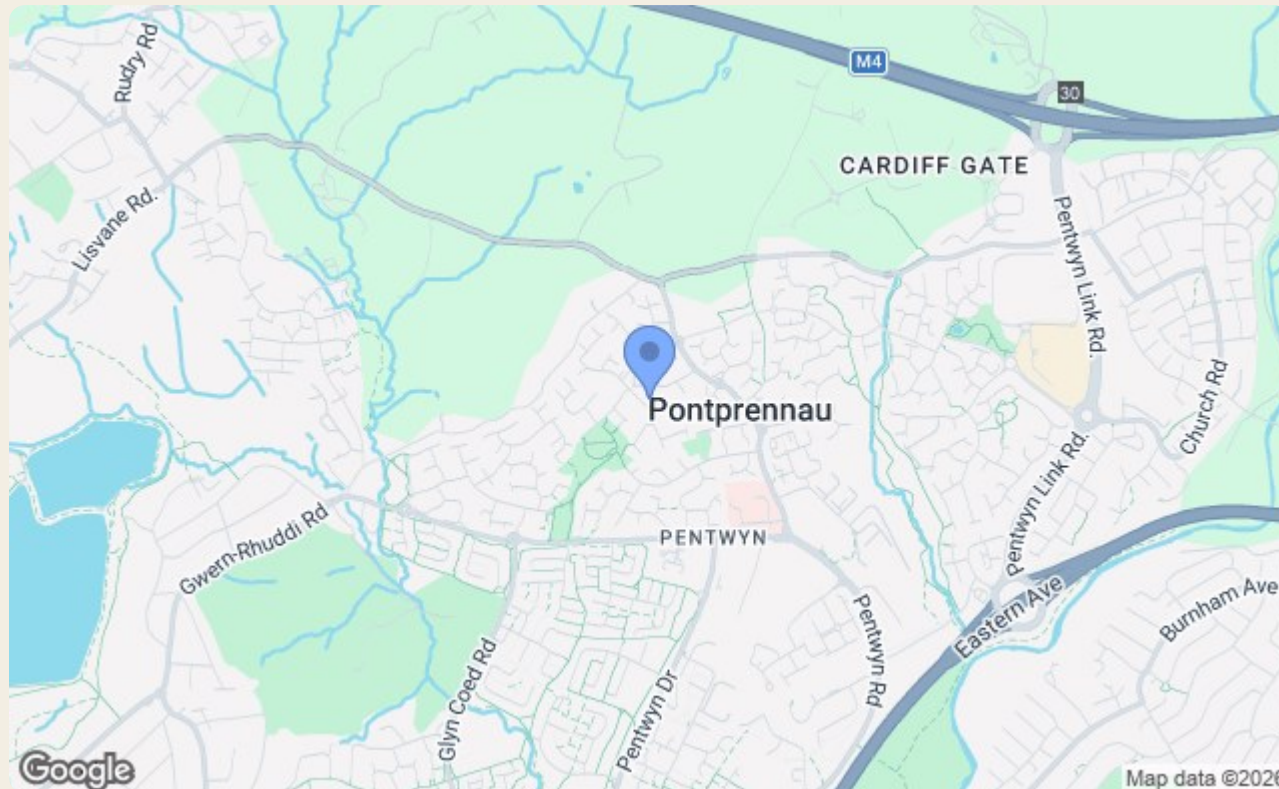
Denotes head height below 1.5m



**First Floor**  
Approx 86 sq m / 923 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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| Energy Efficiency Rating                    |  | Current                 | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           | (92 plus) <b>A</b>                                              |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           | (81-91) <b>B</b>                                                |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           | (69-80) <b>C</b>                                                |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           | (55-68) <b>D</b>                                                |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           | (39-54) <b>E</b>                                                |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           | (21-38) <b>F</b>                                                |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           | (1-20) <b>G</b>                                                 |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           | <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

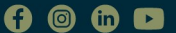
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